116.0	0001	0030.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	782,500	/	782,500
USE VALUE:	782,500	/	782,500
ASSESSED:	782,500	/	782,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEMP JONATHAN & KELLY
Owner 2:	
Owner 3:	
Street 1:	30 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEAR MELANIE A -
Owner 2:	-
Street 1:	30 HANCOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Aluminum Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9259.000	294,100		488,400	782,500
Total Card	0.213	294,100		488,400	782,500
Total Parcel	0.213	294,100		488,400	782,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.39 | /Parcel: 457.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74412
GIS Ref	
GIS Ref	
Insp Date	10/27/18

!9001!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,100	0	9,259.	488,400	782,500		Year end	12/23/2021
2021	101	FV	283,500	0	9,259.	488,400	771,900		Year End Roll	12/10/2020
2020	101	FV	283,500	0	9,259.	488,400	771,900	771,900	Year End Roll	12/18/2019
2019	101	FV	247,300	0	9,259.	481,500	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	247,300	0	9,259.	369,800	617,100	617,100	Year End Roll	12/20/2017
2017	101	FV	247,300	0	9,259.	348,900	596,200	596,200	Year End Roll	1/3/2017
2016	101	FV	247,300	0	9,259.	321,000	568,300	568,300	Year End	1/4/2016
2015	101	FV	246,000	0	9,259.	300,000	546,000	546,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:17:54

LAST REV

Date	Time
09/03/19	15:06:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEAR MELANIE A	64736-517		12/30/2014		562,890	No	No		
SHEAR MELANIE A	50106-147		9/17/2007	Family	1	No	No		
JOHNSON NOLAN B	45804-132		8/5/2005		463,100	No	No		
CHAPPELL JEFFRE	34852-544		2/15/2002		352,000	No	No		
KOVANIAN JOHN/E	26605-171		8/23/1996		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2012	159	Manual	27,519					remove/replace exi

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	BS	Barbara S
10/4/2018	MEAS&NOTICE	CC	Chris C
5/29/2012	Info Fm Prmt	MM	Mary M
3/3/2009	Measured	372	PATRIOT
11/29/2005	MLS	MM	Mary M
5/18/2002	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9259		Sq. Ft.	Site		0	70.	0.75	6									488,437						488,400	

Total AC/HA:	0.21256	Total SF/SM:	9259	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	488,437	Spl Credit		Total:	488,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	89101
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329733
Depreciation:	35611
Depreciated Total:	294122

COMMENTS

WDK OVER SHED=N.V. SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

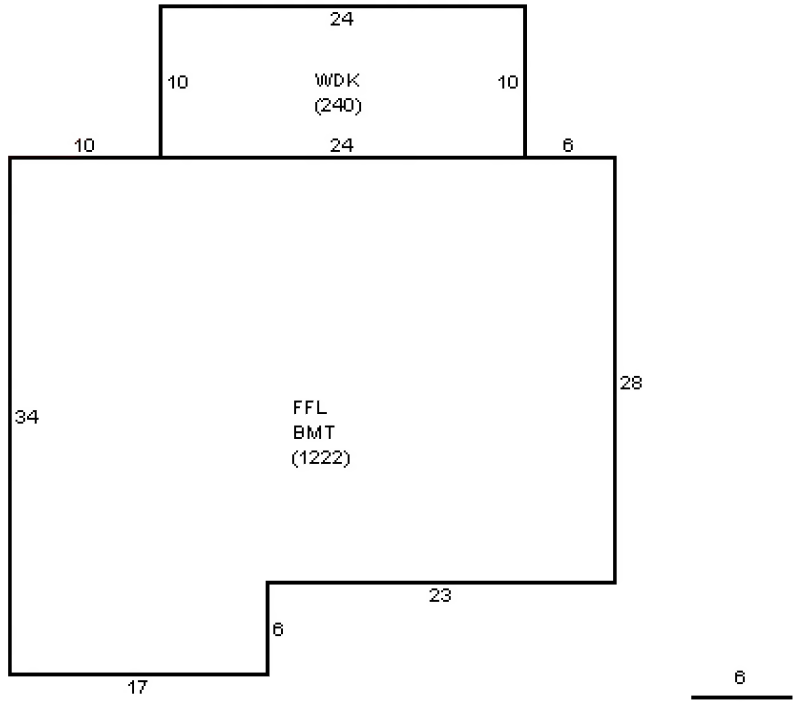
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	109.58
Final Total:	294100	Val/Su SzAd	240.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	59.930	73,239
FFL	First Floor	1,222	134.990	164,954
WDK	Deck	240	10.170	2,440
	Net Sketched Area:	2,684	Total:	240,632
Size Ad	1222	Gross Area	2684	FinArea 1711

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: